

Mayflower Walk

Markfield, LE67 9SX

John 
German





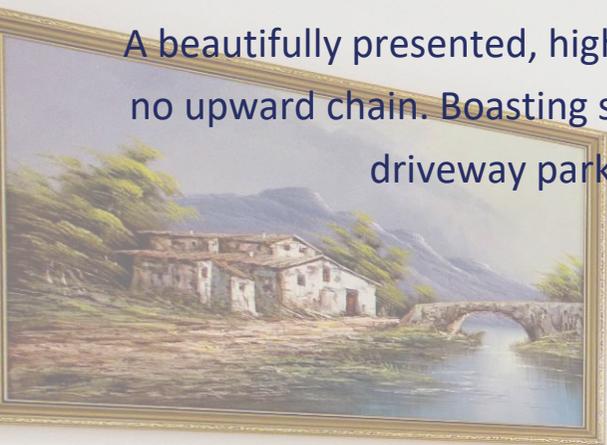
John Germain

Mayflower Walk

Markfield, LE67 9SX

Asking price of £425,000

A beautifully presented, high-specification bespoke detached bungalow, set within a quiet cul-de-sac and offered with no upward chain. Boasting spacious and versatile accommodation, underfloor heating, a double garage and generous driveway parking, this exceptional three double bedroom home is ideal for modern living.



Beautifully presented, modern bespoke detached bungalow, set within a quiet cul-de-sac and offered with no upward chain. Built to a high specification with under floor heating and extending to approximately 1548 sq ft, this well-proportioned home is a rare opportunity, including three generous double bedrooms and two bathrooms, one of which is an en-suite to the principal bedroom. Externally, there is an extensive driveway providing ample off-road parking and access to a double garage.

A sheltered canopy porch leads to a half-glazed entrance door opening into a beautifully proportioned reception hallway. Oak flooring runs underfoot, and a feature skylight above floods the space with natural light. The hallway is exceptionally spacious, with room for a study area if required. Contemporary oak doors lead to the three double bedrooms (two with fitted wardrobes) and family bathroom. There is also an airing cupboard behind double doors.

The principal bedroom benefits from fitted wardrobes, bedside cabinets and drawer units, as well as a stylish en-suite comprising a WC, contemporary curved vanity unit with inset wash hand basin, a large frameless walk-in shower with rainfall showerhead, tiled flooring and a heated towel radiator.

The family bathroom is another generously sized room, fitted with a panelled bath, WC and wash hand basin, as well as a separate shower cubicle.

The welcoming sitting room enjoys French doors opening onto the rear garden, while the impressive open-plan kitchen/dining room provides an excellent space for both everyday living and entertaining. The kitchen is fitted with shaker-style cabinetry and integrated appliances, including a Neff gas hob with extractor hood above and electric oven below, fridge freezer, combination microwave oven and space for a dishwasher. There is ample space for a dining table and an informal seating area. Adjacent to the kitchen is a separate utility room with matching cabinets, a second sink, and space for a washing machine and tumble dryer.

A door from the utility room leads to a side paved courtyard - an ideal area for drying laundry and bin storage - with gated side access to the front of the property and a personal door into the double garage. The garage is equipped with up-and-over doors, light and power, and a side window.

The rear garden is mainly laid to lawn and complemented by a full-width paved patio, perfect for outdoor dining. Planted borders and mature trees along the rear boundary provide a natural screen, ensuring privacy throughout the spring and summer months.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

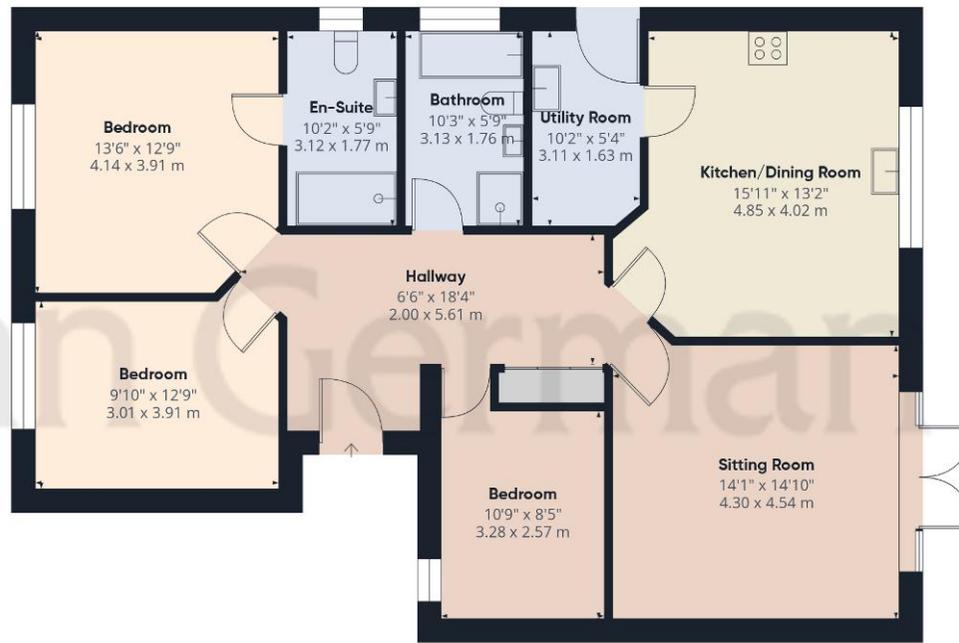
Local Authority/Tax Band: Hinckley and Bosworth Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05032026





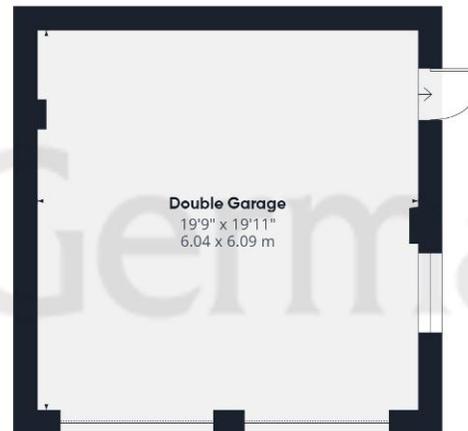


Ground Floor Building 1

Approximate total area⁽¹⁾

1548 ft²

143.9 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

John German

3-5 Bedford Square,
Loughborough, Leicestershire,
LE11 2TP

01509 239121

loughborough@johngerman.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



